

**MINUTES
MACOMB COUNTY PARKS & RECREATION COMMISSION
SPECIAL MEETING
MARCH 22, 2005**

President Perna began the meeting at 7:30 a.m. at Freedom Hill County Park.

ROLL CALL

In Attendance:

James M. Perna, President
Gasper Salerno, Vice President
Ann E. Klein, Secretary
Dino F. Bucci, Jr., Sgt. At Arms
Fran Gillett
Anthony J. Lipinski
Peter J. Lund
Timothy M. Malone
Dolores Thomas, Rep. Anthony V. Marrocco
Marvin E. Sauger
Betty Slinde

Others Present:

Anthony G. Casasanta, Dave Humbyrd and Sharon Quinn of Macomb County Parks and Recreation; Jim Meyerand, Assistant Corporation Counsel; Kevin Cassidy and Tom Bommarito of Hillside Productions

ADOPTION OF AGENDA

A MOTION WAS MADE BY SAUGER, SUPPORTED BY KLEIN TO TABLE ITEM 5. 2004 PARKING RECAP TO THE NEXT REGULAR MEETING OF APRIL 6, 2005 AND APPROVE THE AGENDA. MOTION CARRIED.

PUBLIC PARTICIPATION

Fran Parker of Sterling Heights commented that she does not understand the need for special meetings and hopes any building changes go to the Full Board.

HILLSIDE PRODUCTIONS PROPOSED RENOVATIONS TO BUILDING

Tom Bommarito of Hillside Productions thanked the Commission for allowing him to make a presentation. He commented, we are effectively partners in this building and it would be beneficial to all of us to make the building run as efficiently as possible. He referenced the building contract and read paragraph, Section 17.(b) "The licensee may make changes and improvements to the building and its facilities which, in the judgment of the licensee, will serve to enhance and improve the licensee's operation under this agreement. Such changes and improvements shall be at the licensee's cost and only after approval of the County's Facilities and Operations Department and the written consent of the Commission."

Mr. Bommarito described areas of changes: 1) Partition slop sink area in existing storage/lunchroom and make it a locked storage room, 2) turn small office equipment room into an office for Banquet Manager, and 3) make Conference Room A into a permanent coatroom by placing a partition between existing entry doors. All change over costs for modifying space in the building to be paid by Hillside.

Commissioner Perna asked Mr. Casasanta how the Park would be impacted by these changes. Mr. Casasanta responded there would be some displacement.

Commissioner Lund asked Mr. Bommarito what the urgency is for these changes. Mr. Bommarito responded that these changes will improve operational functions in handling catered events.

Discussion continued.

Jim Meyerand of Corporation Counsel stated the commission cannot give away any space under the County's policies.

Commissioner Malone commented with these requested changes the mission for the public County Park would seriously be impacted the next 15 years of this contract.

Commissioner Slinde asked what equipment and items would need to be moved for Park employees and if there would be enough space for the Park. Mr. Casasanta responded that a refrigerator and lockers would be moved from the existing storage/lunchroom into the old storage area that is somewhat smaller. The tables and chairs would be moved from the old storage room into the Bicentennial Room.

Further discussion continued.

Commissioner Salerno asked Mr. Bommarito if Hillside was planning to make changes by adding a canopy to the front of the building and some other cosmetic changes as they indicated a few years ago. Mr. Bommarito responded that process could take place in the future.

Mr. Meyerand stated if you look at paragraph Section 14 of the contract, it states, "Except for the Park administrative office and storage supply areas, the licensee shall have access to the building to prepare for and conduct events during such hours as approved by the Commission."

Mr. Meyerand stated he understands that liquor has been locked up and is currently being locked up and Hillside is not in violation of the Liquor Control Commission and asked Mr. Bommarito if that was the case. Mr. Bommarito responded, yes.

Mr. Meyerand asked Mr. Bommarito to explain why Hillside cannot operate under the current agreement if these changes aren't made. Mr. Bommarito responded in order to operate as a full banquet facility we will eventually run out of room. It would be difficult to conduct business with purveyors, and customers without these changes. It could become detrimental to our operation.

Mr. Meyerand stated he was in receipt of a written request for locked storage for linens and non-perishable items and asked Mr. Bommarito if that was or was not his presentation. Mr. Bommarito responded his presentation is for more locked storage of liquor.

Mr. Meyerand asked if the written request for storage of linens and non-perishable items is off the table. Mr. Bommarito responded, yes.

He commented that Hillside signed the lease 2 ½ years ago, and has spent over \$100,000 in rent and weren't able to use the building until the last three months.

Commissioner Lipinski stated it was Hillside's choice not to operate.

Commissioner Lund commented that Hillside has been compensated for any damages by the City under the recent court case.

Mr. Meyerand asked what are Hillside's plans for the building. Mr. Bommarito responded to hold weddings, showers, graduations, and retirement parties and the like.

Commissioner Klein commented she has concerns about the safes in the rooms and lunchroom items, and water, also expressed concern that Park employees should not have to move these items and asked if Risk Management approval is required.

Commissioner Sauger would like to see an office for a Banquet Manager, if it is accessible to the Park staff, and should be tried for one year.

Ms. Thomas inquired if the Banquet personnel would be full-time and commented phone lines would have to be paid by Hillside, and also expressed concern of moving lunchroom personnel into a smaller area without the same furnishings.

Commissioner Slinde expressed concern if by giving Hillside these areas of the building, would that mean giving it away.

Mr. Meyerand stated #1, the contract needs to be amended, modified, changed, whatever terms used, it needs to be opened because specifically, those areas are excluded from their use and #2, we cannot let them use the space for a year with no compensation or consideration. Mr. Meyerand further stated, without compensation and without a change in the contract, this Board cannot let them make these changes.

Commissioner Perna hoped everyone could work together in order to enhance operations that he believes would increase the Park's revenue.

Commissioner Lipinski asked if a motion is needed by this Commission to open the contract, so as to move this along.

A MOTION WAS MADE BY LUND, SUPPORTED BY GILLET TO POSTPONE HILLSIDE'S REQUEST FOR SPACE IN THE BUILDING UNTIL NEGOTIATIONS OCCUR BETWEEN MEMBERS APPOINTED BY THE PRESIDENT, CORPORATION COUNSEL AND HILLSIDE. THE COMMITTEE WILL THEN PRESENT ANY PROPOSALS TO THE PARKS AND RECREATION COMMISSION. IF THE COMMISSION APPROVES THE PROPOSAL OF THE COMMITTEE, THAT RECOMMENDATION SHALL BE FORWARDED TO THE COUNTY BOARD OF COMMISSIONERS FOR FINAL APPROVAL. MOTION CARRIED.

OTHER

Commissioner Slinde inquired about parking percentages on county events.

Mr. Casasanta asked for clarification on approval of seasonal passes for \$25.00.

A MOTION WAS MADE BY LUND, SUPPORTED BY KLEIN TO KEEP THE ANNUAL SEASONAL PARKING PASS RATE AT \$25.00. MOTION CARRIED.

ADJOURNMENT

A MOTION WAS MADE BY KLEIN, SUPPORTED BY LUND TO ADJOURN THE MEETING. MOTION CARRIED.

President Perna adjourned the Macomb County Parks & Recreation Commission meeting at 8:45 a.m.

Sincerely

Ann E. Klein, Secretary
Macomb County Parks & Recreation Commission

AK/sq